

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5/6 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/89a Alma Rd ST KILDA EAST 3183	\$715,000	08/03/2024
2	3/221 Dandenong Rd WINDSOR 3181	\$687,500	15/03/2024
3	1/331 Orrong Rd ST KILDA EAST 3183	\$680,000	05/04/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/06/2024 00:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending March 2024: \$605,000

Comparable Properties



1/89a Alma Rd ST KILDA EAST 3183 (RE/VG) **Agent Comments**



Price: \$715,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



3/221 Dandenong Rd WINDSOR 3181 (VG) **Agent Comments**



Price: \$687,500

Method: Sale

Date: 15/03/2024

Property Type: Strata Unit/Flat



1/331 Orrong Rd ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$680,000

Method: Private Sale

Date: 05/04/2024

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455